HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2010

New Home Market

Ottawa's Low Rise Starts Post Solid Growth in January

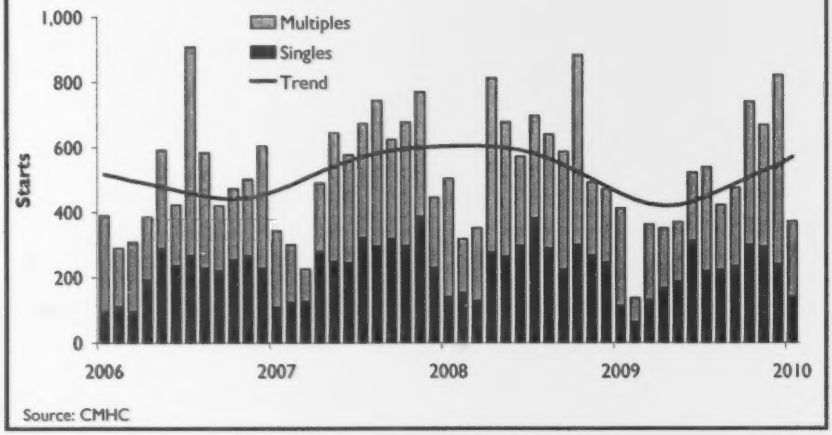
Total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 371 units in January, down 10 per cent from 2009.

While total activity declined from a year ago, this was mostly due to a strong showing in the apartment sector last January. Aside from this, activity among all other housing types was boosted by strong levels of homeownership demand and posted close to record growth for the month. Consistent with CMHC's forecast for 2010, January housing starts heralded an early recovery phase for the local industry.

Single-detached home starts registered a healthy performance for the fifth consecutive month and reached an

Figure 1

Ottawa Housing Starts



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 **New Home Market**
Ottawa's Low Rise Starts Post Solid Growth in January

3 **Maps**

6 **Tables**

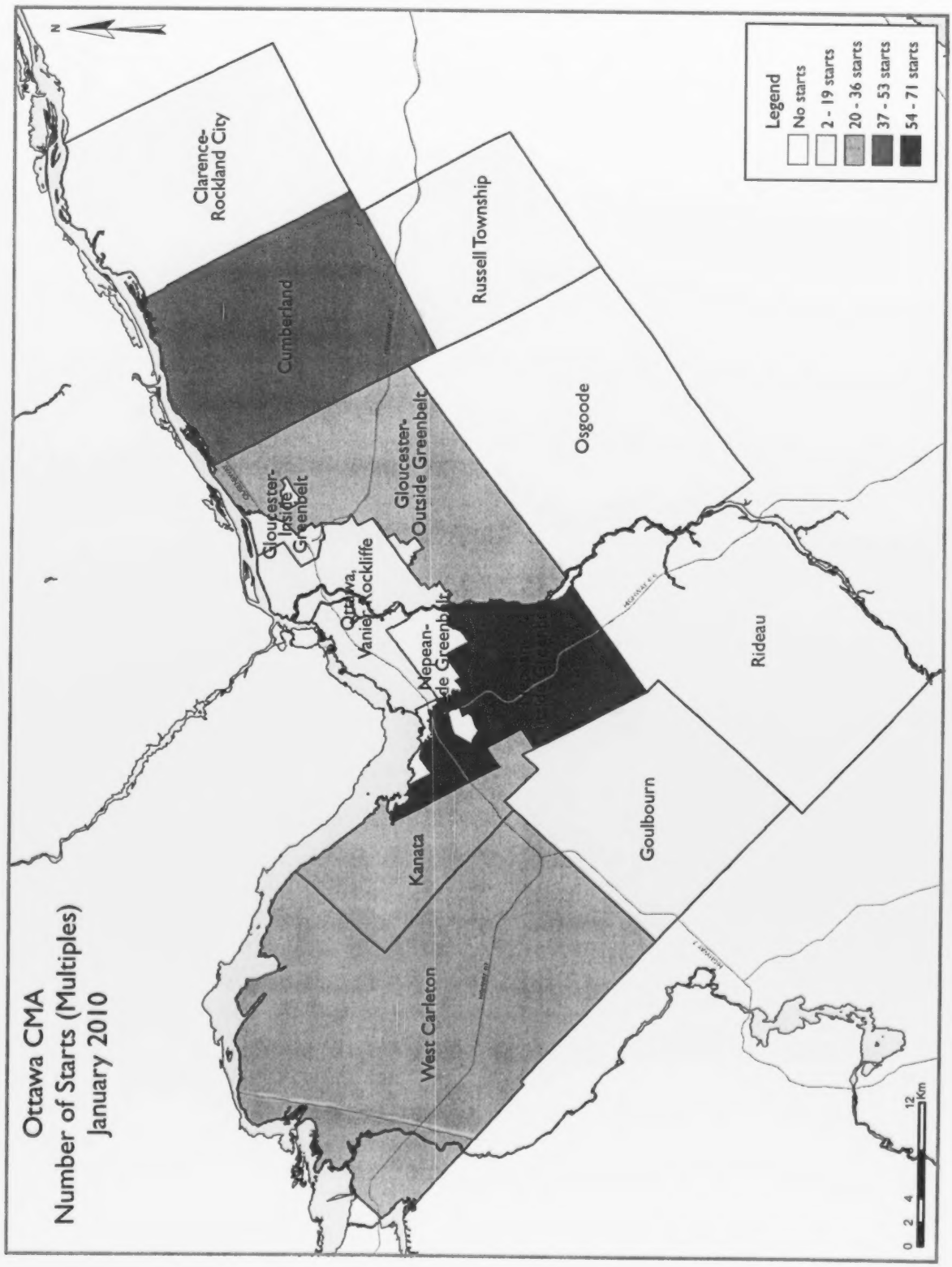
SUBSCRIBE NOW!

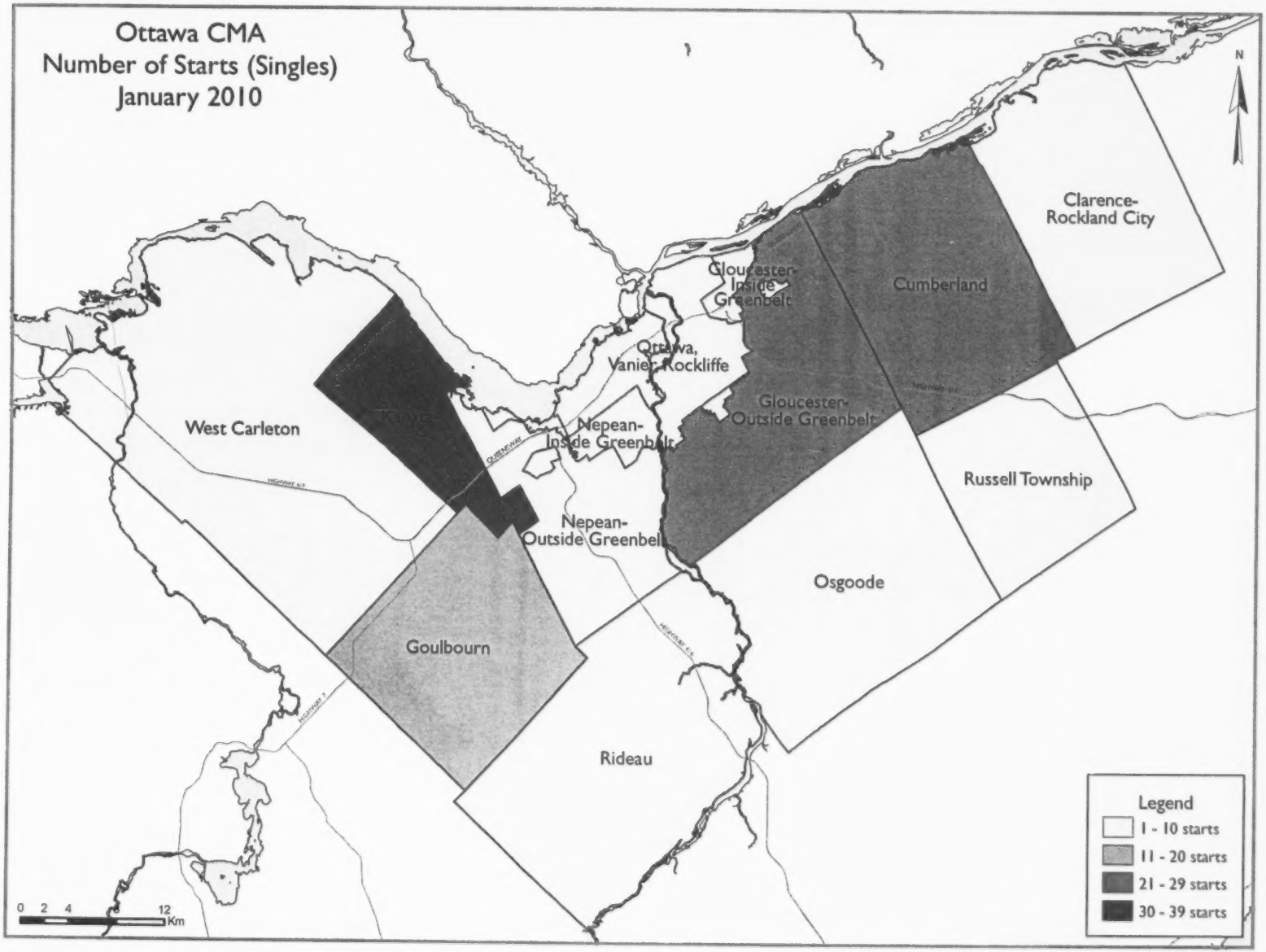
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

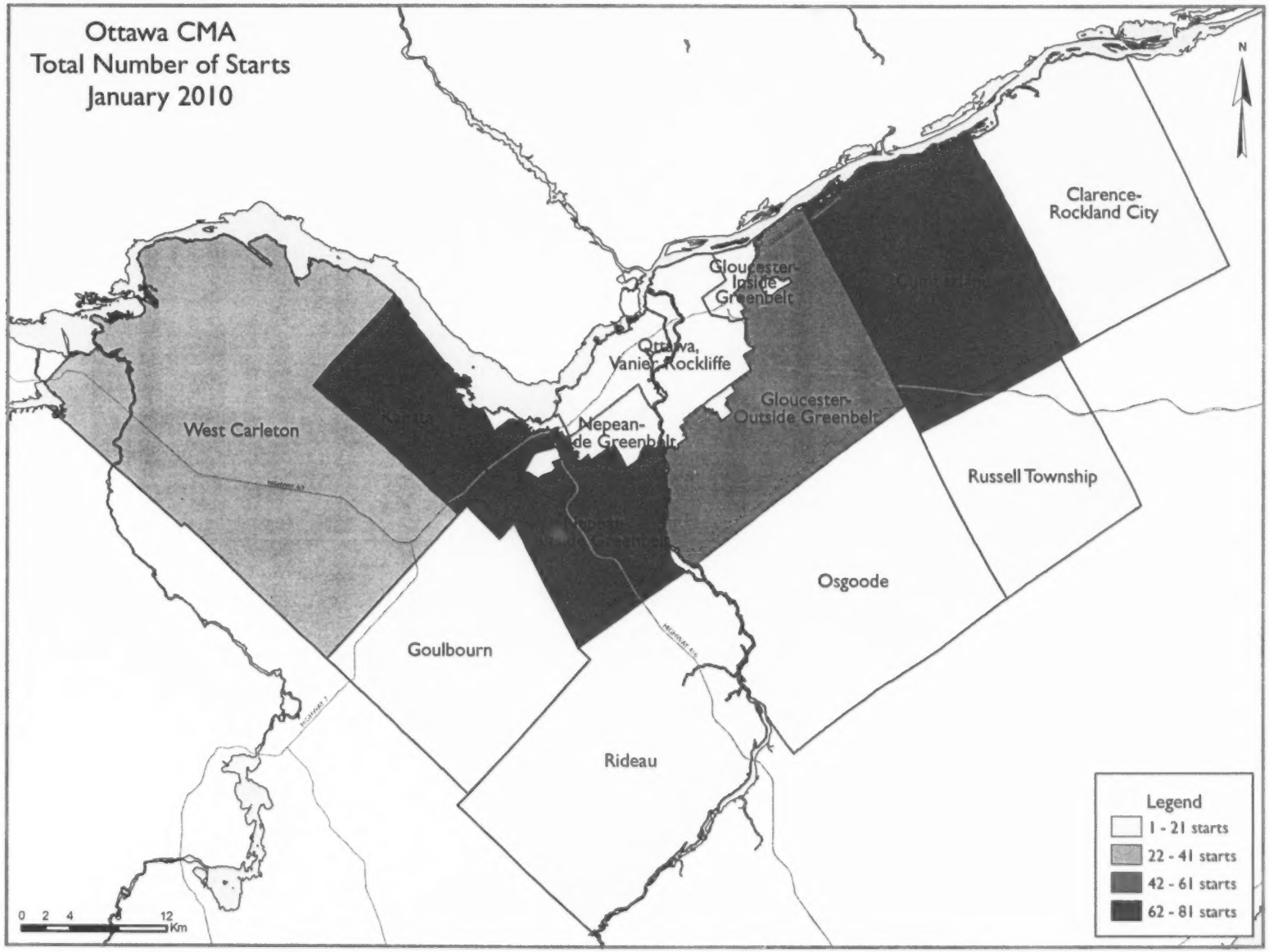
eight-year high for the month. Being the less affordable but traditionally more popular dwelling type, its recent trend clearly reflects the strength and health of housing demand in Ottawa.

Nevertheless, it was the more affordable but close substitute townhome sector that took the lion's share of total activity, reaching a four-year high by more than doubling the previous pace for the third straight month, and even surpassing the singles segment. As well, starts of semi-detached homes attained the highest level for the month in three decades. This trend clearly confirms the strong presence of first-time buyers in Ottawa's market.

The areas of Nepean, Cumberland, Gloucester and Kanata entered 2010 on a positive note with combined starts accounting for almost 8 in 10 of all construction in Ottawa, half of which were townhomes. The most significant growth from a year ago in single-detached starts was observed in Kanata, where builders broke ground on 39 new homes. Being highly influenced by the volatile apartment sector, starts in Ottawa's city core declined significantly from last year. Finally, the more affordable city outskirts continued their streak of solid activity this past January on the back of 37 new townhomes, 25 of which were in West Carleton.


Ottawa CMA
Number of Starts (Multiples)
January 2010
Legend
No starts
2 - 19 starts
20 - 36 starts
37 - 53 starts
54 - 71 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockcliffe
Nepean-
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
1 - 10 starts
11 - 20 starts
21 - 29 starts
30 - 39 starts
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
January 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
1 - 21 starts
22 - 41 starts
42 - 61 starts
62 - 81 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	140	28	175	0	0	24	4	0	371
January 2009	111	18	66	0	0	213	3	0	411
% Change	26.1	55.6	165.2	n/a	n/a	-88.7	33.3	n/a	-9.7
Year-to-date 2010	140	28	175	0	0	24	4	0	371
Year-to-date 2009	111	18	66	0	0	213	3	0	411
% Change	26.1	55.6	165.2	n/a	n/a	-88.7	33.3	n/a	-9.7
UNDER CONSTRUCTION									
January 2010	1,576	218	1,622	0	0	1,557	29	185	5,187
January 2009	1,814	163	1,325	0	28	2,147	8	159	5,644
% Change	-13.1	33.7	22.4	n/a	-100.0	-27.5	**	16.4	-8.1
COMPLETIONS									
January 2010	186	20	54	0	18	380	6	8	672
January 2009	169	14	99	0	0	50	0	0	332
% Change	10.1	42.9	-45.5	n/a	n/a	**	n/a	n/a	102.4
Year-to-date 2010	186	20	54	0	18	380	6	8	672
Year-to-date 2009	169	14	99	0	0	50	0	0	332
% Change	10.1	42.9	-45.5	n/a	n/a	**	n/a	n/a	102.4
COMPLETED & NOT ABSORBED									
January 2010	19	11	100	0	1	144	2	77	354
January 2009	39	11	84	0	1	145	4	4	288
% Change	-51.3	0.0	19.0	n/a	0.0	-0.7	-50.0	**	22.9
ABSORBED									
January 2010	184	23	59	0	18	384	6	14	688
January 2009	170	15	98	0	0	56	0	3	342
% Change	8.2	53.3	-39.8	n/a	n/a	**	n/a	**	101.2
Year-to-date 2010	184	23	59	0	18	384	6	14	688
Year-to-date 2009	170	15	98	0	0	56	0	3	342
% Change	8.2	53.3	-39.8	n/a	n/a	**	n/a	**	101.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
January 2010	134	28	167	0	0	24	0	0	353
January 2009	107	14	66	0	0	213	3	0	403
Ottawa, Vanier, Rockcliffe									
January 2010	4	2	0	0	0	0	0	0	6
January 2009	1	0	22	0	0	189	3	0	215
Nepean inside greenbelt									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2010	10	0	55	0	0	16	0	0	81
January 2009	44	0	22	0	0	0	0	0	66
Gloucester inside greenbelt									
January 2010	2	4	10	0	0	0	0	0	16
January 2009	4	0	10	0	0	0	0	0	14
Gloucester outside greenbelt									
January 2010	23	18	9	0	0	0	0	0	50
January 2009	18	4	0	0	0	24	0	0	46
Kanata									
January 2010	39	2	24	0	0	0	0	0	65
January 2009	10	2	4	0	0	0	0	0	16
Cumberland									
January 2010	21	0	44	0	0	8	0	0	73
January 2009	7	2	8	0	0	0	0	0	17
Goulbourn									
January 2010	19	2	0	0	0	0	0	0	21
January 2009	9	4	0	0	0	0	0	0	13
West Carleton									
January 2010	6	0	25	0	0	0	0	0	31
January 2009	7	0	0	0	0	0	0	0	7
Rideau									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	2	0	0	0	0	0	0	0	2
Osgoode									
January 2010	8	0	0	0	0	0	0	0	8
January 2009	5	2	0	0	0	0	0	0	7
Clarence-Rockland City									
January 2010	3	0	8	0	0	0	0	0	11
January 2009	4	4	0	0	0	0	0	0	8
Russell Township									
January 2010	3	0	0	0	0	0	4	0	7
January 2009	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
January 2010	140	28	175	0	0	24	4	0	371
January 2009	111	18	66	0	0	213	3	0	411

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
January 2010	1,475	214	1,607	0	0	1,557	25	185	5,063
January 2009	1,719	153	1,325	0	28	2,113	8	150	5,496
Ottawa, Vanier, Rockcliffe									
January 2010	81	62	145	0	0	1,024	9	185	1,506
January 2009	77	71	131	0	0	1,380	8	17	1,684
Nepean inside greenbelt									
January 2010	8	2	12	0	0	45	0	0	67
January 2009	9	2	37	0	0	342	0	0	390
Nepean outside greenbelt									
January 2010	403	20	443	0	0	157	0	0	1,023
January 2009	528	2	220	0	0	92	0	0	842
Gloucester inside greenbelt									
January 2010	15	14	24	0	0	0	0	0	53
January 2009	17	0	55	0	0	0	0	0	72
Gloucester outside greenbelt									
January 2010	187	52	108	0	0	94	0	0	441
January 2009	153	10	145	0	28	134	0	0	470
Kanata									
January 2010	228	42	420	0	0	0	0	0	690
January 2009	249	18	355	0	0	0	0	133	755
Cumberland									
January 2010	197	0	217	0	0	237	16	0	667
January 2009	220	4	194	0	0	129	0	0	547
Goulbourn									
January 2010	169	16	128	0	0	0	0	0	313
January 2009	234	40	104	0	0	36	0	0	414
West Carleton									
January 2010	101	2	106	0	0	0	0	0	209
January 2009	104	0	84	0	0	0	0	0	188
Rideau									
January 2010	22	0	0	0	0	0	0	0	22
January 2009	28	0	0	0	0	0	0	0	28
Osgoode									
January 2010	64	4	4	0	0	0	0	0	72
January 2009	100	6	0	0	0	0	0	0	106
Clarence-Rockland City									
January 2010	80	2	15	0	0	0	0	0	97
January 2009	49	8	0	0	0	34	0	0	91
Russell Township									
January 2010	21	2	0	0	0	0	4	0	27
January 2009	46	2	0	0	0	0	0	9	57
Ottawa-Gatineau CMA (Ontario portion)									
January 2010	1,576	218	1,622	0	0	1,557	29	185	5,187
January 2009	1,814	163	1,325	0	28	2,147	8	159	5,644

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2010	158	20	46	0	18	346	0	8	596
January 2009	146	14	99	0	0	50	0	0	309
Ottawa, Vanier, Rockcliffe									
January 2010	18	6	0	0	0	298	0	8	330
January 2009	8	4	8	0	0	0	0	0	20
Nepean inside greenbelt									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	0	0	6	0	0	0	0	0	6
Nepean outside greenbelt									
January 2010	41	0	11	0	0	12	0	0	64
January 2009	30	4	32	0	0	0	0	0	66
Gloucester inside greenbelt									
January 2010	3	0	3	0	0	0	0	0	6
January 2009	5	0	0	0	0	10	0	0	15
Gloucester outside greenbelt									
January 2010	20	4	13	0	18	0	0	0	55
January 2009	20	2	21	0	0	12	0	0	55
Kanata									
January 2010	7	0	0	0	0	0	0	0	7
January 2009	27	2	22	0	0	0	0	0	51
Cumberland									
January 2010	36	8	19	0	0	36	0	0	99
January 2009	15	0	0	0	0	16	0	0	31
Goulbourn									
January 2010	8	2	0	0	0	0	0	0	10
January 2009	22	2	0	0	0	12	0	0	36
West Carleton									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	6	0	10	0	0	0	0	0	16
Rideau									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	3	0	0	0	0	0	0	0	3
Osgoode									
January 2010	10	0	0	0	0	0	0	0	10
January 2009	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
January 2010	23	0	8	0	0	34	2	0	67
January 2009	17	0	0	0	0	0	0	0	17
Russell Township									
January 2010	5	0	0	0	0	0	4	0	9
January 2009	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
January 2010	186	20	54	0	18	380	6	8	672
January 2009	169	14	99	0	0	50	0	0	332

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2010	14	11	100	0	1	131	2	77	336
January 2009	36	11	83	0	1	133	4	4	272
Ottawa, Vanier, Rockcliffe									
January 2010	0	10	4	0	0	105	1	4	124
January 2009	3	6	10	0	0	101	0	4	124
Nepean inside greenbelt									
January 2010	0	0	2	0	0	1	0	8	11
January 2009	0	0	2	0	0	10	0	0	12
Nepean outside greenbelt									
January 2010	4	0	19	0	1	6	1	0	31
January 2009	0	2	17	0	1	12	1	0	33
Gloucester inside greenbelt									
January 2010	0	0	3	0	0	6	0	0	9
January 2009	0	2	2	0	0	8	0	0	12
Gloucester outside greenbelt									
January 2010	4	0	23	0	0	13	0	0	40
January 2009	10	0	13	0	0	1	3	0	27
Kanata									
January 2010	0	1	20	0	0	0	0	65	86
January 2009	3	0	11	0	0	0	0	0	14
Cumberland									
January 2010	4	0	19	0	0	0	0	0	23
January 2009	8	0	19	0	0	0	0	0	27
Goulbourn									
January 2010	0	0	8	0	0	0	0	0	8
January 2009	1	1	7	0	0	1	0	0	10
West Carleton									
January 2010	0	0	2	0	0	0	0	0	2
January 2009	1	0	2	0	0	0	0	0	3
Rideau									
January 2010	0	0	0	0	0	0	0	0	0
January 2009	1	0	0	0	0	0	0	0	1
Osgoode									
January 2010	2	0	0	0	0	0	0	0	2
January 2009	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
January 2010	0	0	0	0	0	13	0	0	13
January 2009	0	0	1	0	0	12	0	0	13
Russell Township									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
January 2010	19	11	100	0	1	144	2	77	354
January 2009	39	11	84	0	1	145	4	4	288

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2010	155	23	51	0	18	351	0	14	612
January 2009	147	15	98	0	0	56	0	3	319
Ottawa, Vanier, Rockcliffe									
January 2010	18	9	0	0	0	296	0	4	327
January 2009	9	5	2	0	0	3	0	3	22
Nepean inside greenbelt									
January 2010	1	0	0	0	0	3	0	5	9
January 2009	0	0	6	0	0	0	0	0	6
Nepean outside greenbelt									
January 2010	41	0	14	0	0	14	0	0	69
January 2009	30	4	31	0	0	2	0	0	67
Gloucester inside greenbelt									
January 2010	3	0	2	0	0	1	0	0	6
January 2009	5	0	1	0	0	10	0	0	16
Gloucester outside greenbelt									
January 2010	19	4	13	0	18	1	0	0	55
January 2009	20	2	20	0	0	12	0	0	54
Kanata									
January 2010	7	0	3	0	0	0	0	5	15
January 2009	26	2	25	0	0	0	0	0	53
Cumberland									
January 2010	34	8	19	0	0	36	0	0	97
January 2009	15	0	0	0	0	16	0	0	31
Goulbourn									
January 2010	8	2	0	0	0	0	0	0	10
January 2009	23	2	2	0	0	13	0	0	40
West Carleton									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	6	0	11	0	0	0	0	0	17
Rideau									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	2	0	0	0	0	0	0	0	2
Osgoode									
January 2010	10	0	0	0	0	0	0	0	10
January 2009	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
January 2010	24	0	8	0	0	33	2	0	67
January 2009	17	0	0	0	0	0	0	0	17
Russell Township									
January 2010	5	0	0	0	0	0	4	0	9
January 2009	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
January 2010	184	23	59	0	18	384	6	14	688
January 2009	170	15	98	0	0	56	0	3	342

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Ottawa City	134	107	28	14	167	69	24	213	353	403	-12.4
Ottawa, Vanier, Rockcliffe	4	1	2	0	0	25	0	189	6	215	-97.2
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	10	44	0	0	55	22	16	0	81	66	22.7
Gloucester inside greenbelt	2	4	4	0	10	10	0	0	16	14	14.3
Gloucester outside greenbelt	23	18	18	4	9	0	0	24	50	46	8.7
Kanata	39	10	2	2	24	4	0	0	65	16	**
Cumberland	21	7	0	2	44	8	8	0	73	17	**
Goulbourn	19	9	2	4	0	0	0	0	21	13	61.5
West Carleton	6	7	0	0	25	0	0	0	31	7	**
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	8	5	0	2	0	0	0	0	8	7	14.3
Clarence-Rockland City	3	4	0	4	8	0	0	0	11	8	37.5
Russell Township	3	0	0	0	4	0	0	0	7	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	140	111	28	18	179	69	24	213	371	411	-9.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Ottawa City	167	66	0	3	24	213	0	0
Ottawa, Vanier, Rockcliffe	0	22	0	3	0	189	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	22	0	0	16	0	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	9	0	0	0	0	24	0	0
Kanata	24	4	0	0	0	0	0	0
Cumberland	44	8	0	0	8	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	25	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	175	66	4	3	24	213	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Ottawa City	329	187	24	213	0	3	353	403
Ottawa, Vanier, Rockcliffe	6	23	0	189	0	3	6	215
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	65	66	16	0	0	0	81	66
Gloucester inside greenbelt	16	14	0	0	0	0	16	14
Gloucester outside greenbelt	50	22	0	24	0	0	50	46
Kanata	65	16	0	0	0	0	65	16
Cumberland	65	17	8	0	0	0	73	17
Goulbourn	21	13	0	0	0	0	21	13
West Carleton	31	7	0	0	0	0	31	7
Rideau	1	2	0	0	0	0	1	2
Osgoode	8	7	0	0	0	0	8	7
Clarence-Rockland City	11	8	0	0	0	0	11	8
Russell Township	3	0	0	0	4	0	7	0
Ottawa-Gatineau CMA (Ontario Portion)	343	195	24	213	4	3	371	411

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Ottawa City	158	146	20	14	64	99	354	50	596	309	92.9
Ottawa, Vanier, Rockcliffe	18	8	6	4	0	8	306	0	330	20	**
Nepean inside greenbelt	1	0	0	0	0	6	0	0	1	6	-83.3
Nepean outside greenbelt	41	30	0	4	11	32	12	0	64	66	-3.0
Gloucester inside greenbelt	3	5	0	0	3	0	0	10	6	15	-60.0
Gloucester outside greenbelt	20	20	4	2	31	21	0	12	55	55	0.0
Kanata	7	27	0	2	0	22	0	0	7	51	-86.3
Cumberland	36	15	8	0	19	0	36	16	99	31	**
Goulbourn	8	22	2	2	0	0	0	12	10	36	-72.2
West Carleton	9	6	0	0	0	10	0	0	9	16	-43.8
Rideau	5	3	0	0	0	0	0	0	5	3	66.7
Osgoode	10	10	0	0	0	0	0	0	10	10	0.0
Clarence-Rockland City	23	17	2	0	8	0	34	0	67	17	**
Russell Township	5	6	0	0	4	0	0	0	9	6	50.0
Ottawa-Gatineau CMA (Ontario Portion)	186	169	22	14	76	99	388	50	672	332	102.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Ottawa City	64	99	0	0	346	50	8	0
Ottawa, Vanier, Rockcliffe	0	8	0	0	298	0	8	0
Nepean inside greenbelt	0	6	0	0	0	0	0	0
Nepean outside greenbelt	11	32	0	0	12	0	0	0
Gloucester inside greenbelt	3	0	0	0	0	10	0	0
Gloucester outside greenbelt	31	21	0	0	0	12	0	0
Kanata	0	22	0	0	0	0	0	0
Cumberland	19	0	0	0	36	16	0	0
Goulbourn	0	0	0	0	0	12	0	0
West Carleton	0	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	34	0	0	0
Russell Township	0	0	4	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	72	99	4	0	380	50	8	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Ottawa City	224	259	364	50	8	0	596	309
Ottawa, Vanier, Rockcliffe	24	20	298	0	8	0	330	20
Nepean inside greenbelt	1	6	0	0	0	0	1	6
Nepean outside greenbelt	52	66	12	0	0	0	64	66
Gloucester inside greenbelt	6	5	0	10	0	0	6	15
Gloucester outside greenbelt	37	43	18	12	0	0	55	55
Kanata	7	51	0	0	0	0	7	51
Cumberland	63	15	36	16	0	0	99	31
Goulbourn	10	24	0	12	0	0	10	36
West Carleton	9	16	0	0	0	0	9	16
Rideau	5	3	0	0	0	0	5	3
Osgoode	10	10	0	0	0	0	10	10
Clarence-Rockland City	31	17	34	0	2	0	67	17
Russell Township	5	6	0	0	4	0	9	6
Ottawa-Gatineau CMA (Ontario Portion)	260	282	398	50	14	0	672	332

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2010	0	0.0	16	14.3	45	40.2	37	33.0	14	12.5	112	388,650	409,597
January 2009	4	2.7	9	6.1	67	45.6	43	29.3	24	16.3	147	386,900	424,242
Year-to-date 2010	0	0.0	16	14.3	45	40.2	37	33.0	14	12.5	112	388,650	409,597
Year-to-date 2009	4	2.7	9	6.1	67	45.6	43	29.3	24	16.3	147	386,900	424,242
Ottawa, Vanier, Rockcliffe													
January 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
January 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Nepean inside greenbelt													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
January 2010	0	0.0	10	24.4	26	63.4	5	12.2	0	0.0	41	364,990	349,609
January 2009	0	0.0	0	0.0	16	53.3	13	43.3	1	3.3	30	390,150	393,485
Year-to-date 2010	0	0.0	10	24.4	26	63.4	5	12.2	0	0.0	41	364,990	349,609
Year-to-date 2009	0	0.0	0	0.0	16	53.3	13	43.3	1	3.3	30	390,150	393,485
Gloucester inside greenbelt													
January 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2009	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Gloucester outside greenbelt													
January 2010	0	0.0	0	0.0	5	29.4	10	58.8	2	11.8	17	419,900	437,641
January 2009	0	0.0	1	5.0	8	40.0	8	40.0	3	15.0	20	400,950	439,770
Year-to-date 2010	0	0.0	0	0.0	5	29.4	10	58.8	2	11.8	17	419,900	437,641
Year-to-date 2009	0	0.0	1	5.0	8	40.0	8	40.0	3	15.0	20	400,950	439,770
Kanata													
January 2010	0	0.0	0	0.0	4	57.1	3	42.9	0	0.0	7	--	--
January 2009	0	0.0	0	0.0	17	65.4	5	19.2	4	15.4	26	349,900	390,968
Year-to-date 2010	0	0.0	0	0.0	4	57.1	3	42.9	0	0.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	17	65.4	5	19.2	4	15.4	26	349,900	390,968
Cumberland													
January 2010	0	0.0	6	18.2	9	27.3	15	45.5	3	9.1	33	403,900	394,421
January 2009	0	0.0	2	13.3	9	60.0	3	20.0	1	6.7	15	347,900	377,053
Year-to-date 2010	0	0.0	6	18.2	9	27.3	15	45.5	3	9.1	33	403,900	394,421
Year-to-date 2009	0	0.0	2	13.3	9	60.0	3	20.0	1	6.7	15	347,900	377,053
Goulbourn													
January 2010	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
January 2009	3	13.0	3	13.0	12	52.2	4	17.4	1	4.3	23	339,990	355,438
Year-to-date 2010	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2009	3	13.0	3	13.0	12	52.2	4	17.4	1	4.3	23	339,990	355,438

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Rideau													
January 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Osgoode													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	475,000	489,937
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	475,000	489,937
Clarence-Rockland City													
January 2010	2	11.1	8	44.4	7	38.9	1	5.6	0	0.0	18	284,023	295,487
January 2009	1	5.9	9	52.9	6	35.3	1	5.9	0	0.0	17	279,900	307,176
Year-to-date 2010	2	11.1	8	44.4	7	38.9	1	5.6	0	0.0	18	284,023	295,487
Year-to-date 2009	1	5.9	9	52.9	6	35.3	1	5.9	0	0.0	17	279,900	307,176
Russell Township													
January 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
January 2009	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
Ottawa-Gatineau CMA (Ontario portion)													
January 2010	2	1.5	27	20.3	52	39.1	38	28.6	14	10.5	133	371,990	391,039
January 2009	7	4.1	20	11.8	75	44.1	44	25.9	24	14.1	170	374,400	407,626
Year-to-date 2010	2	1.5	27	20.3	52	39.1	38	28.6	14	10.5	133	371,990	391,039
Year-to-date 2009	7	4.1	20	11.8	75	44.1	44	25.9	24	14.1	170	374,400	407,626

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2010

Submarket	Jan 2010	Jan 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	409,597	424,242	-3.5	409,597	424,242	-3.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	349,609	393,485	-11.2	349,609	393,485	-11.2
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	437,641	439,770	-0.5	437,641	439,770	-0.5
Kanata	--	390,968	n/a	--	390,968	n/a
Cumberland	394,421	377,053	4.6	394,421	377,053	4.6
Goulbourn	--	355,438	n/a	--	355,438	n/a
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	489,937	n/a	--	489,937	n/a
Clarence-Rockland City	295,487	307,176	-3.8	295,487	307,176	-3.8
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	391,039	407,626	-4.1	391,039	407,626	-4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,332	1,491	1,823	73.1	323,762	11.3	354,155
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	535	-19.4		1,682			290,930	1.8	
	YTD 2010	725	35.5		1,491			323,762	11.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators January 2010										
		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49		114.4	491	6.2	71.5	991
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Canadian Housing Observer

Access current and previous editions of the Canadian Housing Observer publication as well as a variety of supporting data resources and improve your understanding of Canadian housing markets.

64187_2010_M02